THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 171013647** Bill Garrett Davidson County Batch# 16385 **DEEDWARR** 10/23/2017 09:29:33 AM 2 pgs Fees: $13.00 Taxes: $1,060.05 20171023-0108083	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $286,500.00. Affiant Subscribed and sworn to before me, this20th day of October, 2017. Notary Public My Commission Expires:

SUE ROBINSON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-26-2021

WARRANTY DEED

Address New Owner: Marcus C. Magee 7425 Stecoah Street Antioch TN 37013-4562	Send Tax Bills To: USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	Tax Information: Tax Parcel ID No. 181-03-0A-244.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terry N. Tilton and Jonie Tilton, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marcus C. Magee, a single man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract of real estate more fully described as follows:

Land in Davidson County, Tennessee being Lot No. 83, on the Plan of Section One, Phase One, Indian Creek Estates, RS-10 Subdivision-Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20060330-0035946, said Register's Office.

Being the same property conveyed by Quitclaim Deed from Terry N. Tilton, a married man to Terry N. Tilton and Jonie Tilton, husband and wife, as tenants by the entirety, as recorded on the 27th day of January, 2016 in Instrument No. 20160127-0007616 and Warranty Deed from James J. Reese, Jr. to Terry N. Tilton, as recorded on the 21st day of October, 2009 in Instrument No. 20091021-0097456, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, PHASE ONE, INDIAN CREEK ESTATES, RS-10 SUBDIVISION-CLUSTER LOT OPTION, as recorded in Instrument No. 20060330-0035946.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10752, Page 553 and Instrument Nos. 20000727-0074152 and 20060523-0060562.

Terms and provisions of by-Laws recorded in Book 11033, Page 509 and Instrument No. 20000727-0074153.

Charter of Homeowners Association recorded in Book 11031, Page 79.

Easement for Stormwater Detention, recorded in Instrument Nos. 20041025-0128024 and 20060406-0039475.

Conveyance for common areas recorded in Book 11033, Page 519.

Conveyance for open space recorded at Instrument No. 20130516-0049304.

This is improved property located at 7425 Stecoah Street Antioch TN 37013-4562

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of October, 2017.

Terry N. Tilton

Terry N. Tilton

Jonie Tilton

Jonie Tilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terry N. Tilton and Jonie Tilton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of October, 2017.

Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018